| 016.0 | 0008 | 0002.0 | 1 of 1 | ARLINGTON |
|---|---|---|---|---|
| Map | Block | Lot | CARD | |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 480,000 | / | 480,000 |
| USE VALUE: | 480,000 | / | 480,000 |
| ASSESSED: | 480,000 | / | 480,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | DOROTHY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ARLINGTON LAND REALTY LLC |
| Owner 2: | c/o MUGAR ENTERPRISES INC |
| Owner 3: | |
| Street 1: | 222 BERKELEY ST. SUITE 1450 |
| Street 2: | |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02116 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TING DAVID T/TRUSTEE - |
| Owner 2: | ARLINGTON LAND REALTY TRUST - |
| Street 1: | 222 BERKELEY ST. SUITE 1450 |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry: |
| Postal: | 02116 |

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Dev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | PUD | PL UNIT DE | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 130 | 6000.000 | | | 480,000 | 480,000 |
| Total Card | 0.138 | | | 480,000 | 480,000 |
| Total Parcel | 0.138 | | | 480,000 | 480,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

**Legal Description**

**User Acct** 11891

**GIS Ref**

**GIS Ref**

Entered Lot Size

Total Land:

Land Unit Type:

**Insp Date** 09/30/99

## PREVIOUS ASSESSMENT

**Parcel ID** 016.0-0008-0002.0

!1436!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 130 | FV | | 0 | 6,000. | 480,000 | 480,000 | 480,000 | Year End Roll | 12/18/2019 |
| 2019 | 130 | FV | | 0 | 6,000. | 510,000 | 510,000 | 510,000 | Year End Roll | 1/3/2019 |
| 2018 | 130 | FV | | 0 | 6,000. | 372,000 | 372,000 | 372,000 | Year End Roll | 12/20/2017 |
| 2017 | 130 | FV | | 0 | 6,000. | 324,000 | 324,000 | 324,000 | Year End Roll | 1/3/2017 |
| 2016 | 130 | FV | | 0 | 6,000. | 276,000 | 276,000 | 276,000 | Year End | 1/4/2016 |
| 2015 | 130 | FV | | 0 | 6,000. | 270,000 | 270,000 | 270,000 | Year End Roll | 12/11/2014 |
| 2014 | 130 | FV | | 0 | 6,000. | 222,000 | 222,000 | 222,000 | Year End Roll | 12/16/2013 |
| 2013 | 130 | FV | | 0 | 6,000. | 211,200 | 211,200 | 211,200 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 17:01:49 |

**LAST REV**

| Date | Time |
|---|---|
| 11/04/15 | 10:18:53 |

mmcmakin

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 1436

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TING DAVID T/TR | 1479-27 | | 9/16/2015 | Intra-Corp | 10 | No | No | | Filed both ways 66082:466 |
| Y & M TRUST-PAR | 1363-145 | | 12/30/2008 | Intra-Corp | 10 | No | No | | Filed both ways |
| MUGAR JOHN M/TR | 1160-25 | | 8/14/1996 | Intra-Corp | 10 | No | No | | Filed both ways 26580:232 |
| MUGAR STEPHEN P | 9710-345 | | 11/8/1960 | Convenience | 10 | No | No | | Filed both ways, unable to read land court bk |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/30/1999 | Vacant Lot | 267 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 11891 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 130 | Dev. Land | | 6000 | | Sq. Ft. | Site | | 0 | 80. | 1.00 | 1 | | | | | | | | | 480,000 | | | | | | 480,000 | |

| Total AC/HA: | 0.13774 | Total SF/SM: | 6000 | Parcel LUC: | 130 | Dev. Land | Prime NB Desc: | ARLINGTON | Total: | 480,000 | Spl Credit | | Total: | 480,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | | | |
| Sty Ht: | 0 - 1 St condo | | |
| (Liv) Units: | 0 | Total: | 0 |
| Foundation: | | | |
| Frame: | | | |
| Prime Wall: | | | |
| Sec Wall: | | | % |
| Roof Struct: | | | |
| Roof Cover: | | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | | | |
| Year Blt: | 0 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 6 - Average | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | | | |
| Heat Type: | | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 0.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 0 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 1.00000000 |
| Adj $ / SQ: | |
| Other Features: | |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | |
| Depreciation: | |
| Depreciated Total: | |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 0 | BRs: | 0 | Baths: | | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | 0 | 0 | |
| Totals | | | |
| 0 | | | |

## SKETCH

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | | Val/Su SzAd | |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

| | | | | |
|---|---|---|---|---|
| Net Sketched Area: | | Total: | | |
| Size Ad | | Gross Are | | FinArea |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0008-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |